



STATE OF WASHINGTON

DEPARTMENT OF AGRICULTURE

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Mold Inspectors and the Structural Pest Inspector License

Question: I inspect exclusively for mold. Do I need to be licensed with the WSDA?

Answer: No. If you perform real estate inspections for wood destroying organisms (or WDOs such as carpenter ants, moisture ants, termites, wood decay fungus, or wood infesting beetles), their damage, or conditions conducive to their development (excessive moisture, earth to wood contact, inadequate ventilation), you must be licensed as a **Structural Pest Inspector**. Mold, according to authorities such as Dr. Jeff Morrell, Oregon State University Professor of Forest Products, is not a WDO but rather, a wood inhabiting organism that does not cause structural damage. Because of this, individuals inspecting specifically for the presence of mold and excess moisture conditions contributing to the development of mold, even during real estate transactions, are not required to be licensed as Structural Pest Inspectors.

However, if during an inspection of real estate to be bought or sold, you report on the presence of wood decay fungi, damage by wood decay fungi, or any other WDO defined in the Washington Administrative Code (WAC) 16-228-2015, in conjunction with a mold inspection, you must be licensed as a Structural Pest Inspector. Additionally if you report on conducive conditions that lead to the development of WDOs, as defined in WAC 16-228-2025, then you must be licensed as a Structural Pest Inspector.

See the following Internet address for information on the licensing process:

<http://agr.wa.gov/FP/Pubs/docs/058->

[StructuralPestInspectorRequirements.pdf](http://agr.wa.gov/FP/Pubs/docs/058-StructuralPestInspectorRequirements.pdf)

More information about mold is available from the U.S. Environmental Protection Agency at the following website:

<http://www.epa.gov/iaq/molds/moldguide.html>

Questions on licensing and reporting requirements for Structural Pest Inspectors can be directed to the WSDA at 877.301.4555.